

LET PROPERTY PACK

INVESTMENT INFORMATION

Wallace Street, Glasgow,
G5 8AJ

215018675

 www.letproperty.co.uk





Property Description

Our latest listing is in Wallace Street, Glasgow, G5 8AJ

Get instant cash flow of **£850** per calendar month with a **10.7%** Gross Yield for investors.

This property has a potential to rent for **£910** which would provide the investor a Gross Yield of **11.5%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Wallace Street, Glasgow,
G5 8AJ

215018675



Property Key Features

2 Bedrooms

2 Bathrooms

Triple-Fixture Bathroom

Parking Access Available

Easy Access to Local Amenities

Factor Fees: £100 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £850

Market Rent: £910

A photograph of a cluttered living room. In the center is a yellow table with three chairs. A large TV sits on a stand behind the table. To the right is a tall grey wardrobe with a white duvet on top. To the left is a blackboard and a white fan. The room has beige walls and brown carpeting.



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 95,000.00

25% Deposit

£23,750.00

Stamp Duty ADS @ 6%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£0

Legal Fees

£1,000.00

Total Investment

£32,350.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 910



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£850.00	£910
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	Freehold	
Letting Fees	£85.00	£91.00
Total Monthly Costs	£496.88	£502.88
Monthly Net Income	£353.13	£407.13
Annual Net Income	£4,237.50	£4,885.50
Net Return	13.10%	15.10%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£3,065.50**
Adjusted To

Net Return **9.48%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£3,460.50**
Adjusted To

Net Return **10.70%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £116,000.



£116,000

2 bedroom flat for sale

+ Add to report

Wallace Street, Glasgow

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Feb 2023 to 3 Jan 2024 (326 days) by Yopa, Scotland & The North

Easy access onto the M8/M74 motorway networks | Double glazed windows | Walking distance to the c...



£114,995

2 bedroom flat for sale

+ Add to report

Wallace Street, Glasgow, G5

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 8 Apr 2024 to 11 Mar 2025 (337 days) by Almond Sales & Lettings, Bathgate

Bright Two Bedroom Apartment | Ideal Purchase For 1st Time Buyers Or The Investment Opportunity |...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

2 bedroom flat

Wallace Street, Glasgow, G5

NO LONGER ADVERTISED

Marketed from 4 Mar 2024 to 7 Mar 2024 (2 days) by Countrywide Residential Lettings, Glasgow

Two bedroom | Two bathroom | Available now | Offered furnished | First floor | Lift access | Priv...

+ Add to report



£950 pcm

2 bedroom flat

Riverview Gardens, Glasgow, G5

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Mar 2024 to 26 Apr 2024 (48 days) by ProBrook Properties, Glasgow

Excellent storage | En-suite shower room | Walking distance from City Centre | Private parking | ...

+ Add to report

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



www.letproperty.co.uk

Wallace Street, Glasgow, G5 8AJ

PROPERTY ID: 12345678

Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



LETPROPERTY